



## 2/5 Philip Avenue Montrose TAS

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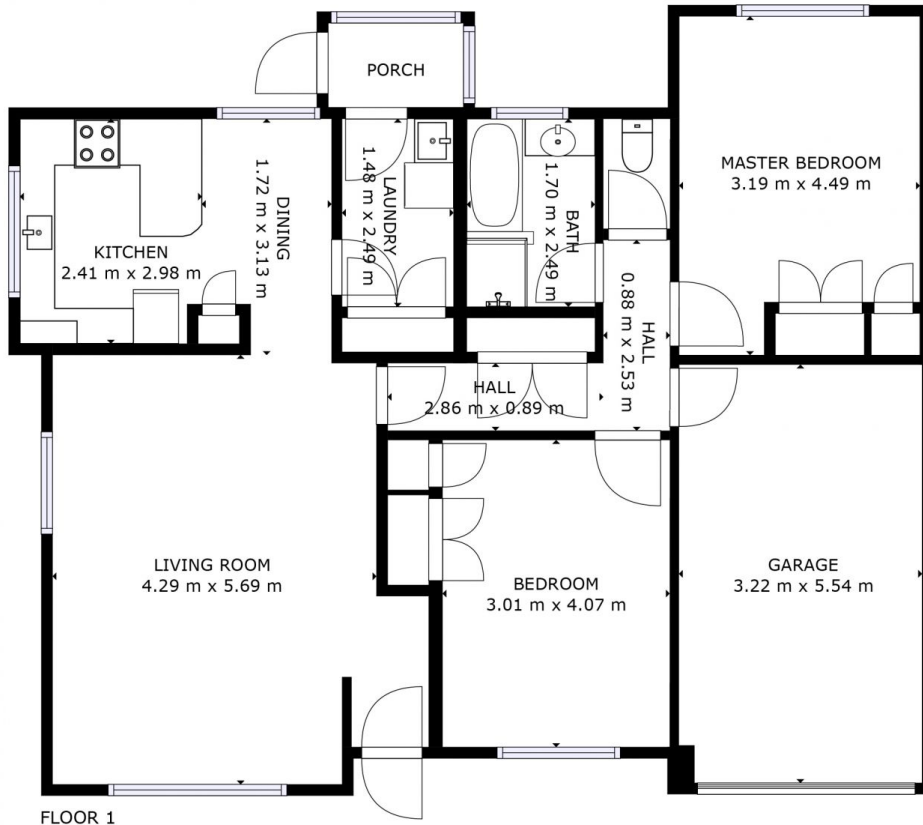
Welcome to this well presented & well maintained 2-bedroom unit, located in a highly sought after area, walking distance to many local services and just a short 15-minute drive from Hobart's CBD. This exceptional property will attract first home buyers to investors and everyone in-between, and offers a range of features that combine comfort & convenience. The property is literally just around the corner from the ever popular Rosetter IGA/bakery, a medical practice & chemist, and even a local service station.

The property is located well off the road ensuring peaceful living, access is gained via a level covered front door entry or drive straight into the garage with internal entry. Once inside, you'll enjoy spacious living with reverse cycle heating and a good size kitchen/dining area. Down the hall are 2 large bedrooms with built-in robes and a very neat &

**Price** : \$ 430,000  
**Building Size** : 114 sqm  
**Land Size** : 235 sqm  
**View** : <https://www.4one4.com.au/property/25-philip-avenue-montrose-tas/7781501>



**Martin Evans**  
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FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 86 m<sup>2</sup>, EXCLUDED AREAS:  
 PORCH: 2 m<sup>2</sup>, GARAGE: 18 m<sup>2</sup>  
 TOTAL: 86 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**4ONE4.**  
 PROPERTY CO.